

058.A

0001

0002.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

405,700 / 405,700

USE VALUE:

405,700 / 405,700

ASSESSED:

405,700 / 405,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #:	A
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Owner 1: FU LEO & ZHANG RACHEL LEI &

Owner 2: FU HEEPING MOK

Owner 3:

Street 1: 2A FRAZER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KUSMINSKY MATTHEW & JONELLE -

Owner 2: -

Street 1: 2A FRAZER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6051																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	405,700			405,700		126802
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

PREVIOUS ASSESSMENT								Parcel ID	058.A-0001-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	405,700	0	.	.	405,700	405,700	Year end	12/23/2021
2021	102	FV	398,500	0	.	.	398,500	398,500	Year End Roll	12/10/2020
2020	102	FV	391,200	0	.	.	391,200	391,200	Year End Roll	12/18/2019
2019	102	FV	376,700	0	.	.	376,700	376,700	Year End Roll	1/3/2019
2018	102	FV	342,000	0	.	.	342,000	342,000	Year End Roll	12/20/2017
2017	102	FV	305,700	0	.	.	305,700	305,700	Year End Roll	1/3/2017
2016	102	FV	305,700	0	.	.	305,700	305,700	Year End	1/4/2016
2015	102	FV	289,800	0	.	.	289,800	289,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
KUSMINSKY MATTH	64624-505		12/8/2014		330,000	No	No			5025
NIHAN THOMAS A,	55822-52		11/15/2010		288,000	No	No			
DIDONATO LEONOR	27139-276		3/17/1997		115,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/6/2012	116	New Wind	5,885					install 9 windows	10/16/2018	Measured	DGM	D Mann
8/18/2003	695	Re-Roof	2,260					SPLIT W/10 CONDO U	8/24/2005	Info Fm Prmt	BR	B Rossignol
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

Total Card / Total Parcel

405,700 / 405,700

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Patriot Properties Inc.

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average												
Prime Wall: 6	- Stucco			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 2	- Hip			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: WHITE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N	- NONE			Fpl: 0	Rating: Average			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1953	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdict:	Fact: .							Totals				RMS: 5	BRs: 2	Baths: 1	HB: 0		
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD								Exterior:				No Unit	RMS	BRS	FL		
Prim Int Wal: 2	- Plaster							Interior:				1	5	2	0		
Sec Int Wall: 1	%							Additions:									
Partition: T	- Typical							Kitchen:									
Prim Floors: 4	- Carpet							Baths:									
Sec Floors: 1	%							Plumbing:									
Bsmnt Flr: 1								Electric:									
Subfloor: 1								Heating:									
Bsmnt Gar: 1								General:									
Electric: 3	- Typical							Totals				1	5	2			
Insulation: 2	- Typical																
Int vs Ext: S																	
Heat Fuel: 3	- Electric																
Heat Type: 6	- Elec Base/B																
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:			Serial #	Year:			Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.A-0001-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total: Total:																	